



## COMMITTEE MEMORANDUM

TO: Commissioner Matti Bower, Chairperson  
Commissioner Luis R. Garcia, Jr., Chairperson  
**Members of the Ad Hoc Condominium Reform Taskforce**  
Alex Annunziato – Appointed by Commissioner Matti Bower  
Nina Baliga – Appointed by Commissioner Luis R. Garcia, Jr.  
VACANT – Appointed by Commissioner Richard Steinberg  
Joe Fontana – Appointed by Commissioner Saul Gross  
Michael C. Gongora – Appointed by Commissioner Richard Steinberg  
Calvin Kohli – Appointed by Commissioner Saul Gross  
Luis Maseda – Appointed by Commissioner Jerry Libbin  
Milli Membiela – Appointed by Commissioner Simon Cruz  
Barbara Montero – Appointed by Commissioner Jerry Libbin  
Maria Elena Negrin – Appointed by Commissioner Luis R. Garcia, Jr.  
Rocio Sullivan – Appointed by Commissioner Simon Cruz  
Stevan M. Zaiman – Appointed by Commissioner Matti Bower  
Morris Sunshine- Appointed by Mayor David Dermer  
Justo Gomez- Appointed by Mayor David Dermer

FROM: City Manager, Jorge M. Gonzalez

*B. Inguanzo pr:*

DATE: May 2, 2006

SUBJECT: Meeting of the Ad Hoc Condominium Reform Taskforce

**NOTE – THIS IS THE SAME AGENDA AS WAS DISTRIBUTED ON 4/18/06  
ITEMS WERE NOT HEARD DUE TO LACK OF QUORUM**

A meeting of the Ad Hoc Condominium Reform Taskforce has been scheduled for May 2, 2006 at 6:00PM in the City Manager's Large Conference Room.

### AGENDA

1. Minutes of the April 4, 2006 Ad Hoc Condo Reform Taskforce
2. Report by City Attorney's Office on how to address the following recommendation:  
  
**Amend the City's Occupational Code Provisions**—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.
3. Progress report to Committee
4. Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation- City Manager's Office

JMG/TH/DM

Attachments

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# AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, April 18, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

## Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Dolores Mejia	dmejia @ miamibeachfl.gov	6834	7782
2. J. V. HERMAN	1130 17 <sup>TH</sup> ST. @ M.B. 33139 4 # 305-534-1953		
3. Luis D. MABEDA	Akim @ OPPEALTY.COM	305-841-8108	305-861-0659
4. JOE FONTANA	@		
5. Barbara Montero	blm @ the-beach.net	305 673-2812	
6. M. Lushine	@	305-672-890	
7. Justo E. Gomez	Tbouts 4010 @ doc.com	305-841-8108	
8. NINA BALIGA	Nbaliga @ seivill.org	305-672-7071	672-9501
9. MARIA ELENA NEGRIN	@ BELL	7-367-7112	
10. Juliaa Rangel	@	305 5382125	
11. SIDNEY GOLDIN	@		
12. Andres R. Villareal	A Villareal @ MIAMI BEACH FC.GOV	305-673-7000 EXT 6551	
13. Rhonda Montoya Hasen	fireahty @ yahoo.com	305-673-7470	305-673-7002
14.	@		
15.	@		
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**Minutes of the April 4, 2006  
Ad Hoc Condo Reform Taskforce**

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: April 18, 2006

SUBJECT: **MINUTES OF THE AD HOC CONDOMINIUM REFORM TASKFORCE MEETING OF APRIL 4, 2006**

The meeting of the Adhoc Condominium Reform Taskforce was held on Tuesday, April 4, 2006. **The attendees were as follows:** Taskforce members Commissioner Matti Herrera Bower, Commissioner Luis R. Garcia, Jr., Nina Baliga, Frank Del Vecchio, Joe Fontana, Michael C. Gongora, Calvin Kohli, Barbara Montero, Justo Gomez, Morris Sunshine, Maria Elena Negrin, and Rocio Sullivan

**Absent:** Alex Annuziata, Luis Maseda, Milli Membiela and Stevan M. Zaiman

**City Staff:** Dolores M. Mejia, Special Projects Administrator; Tim Hemstreet, Assistant City Manager and Rhonda Montoya Hassan First Assistant City Attorney

### 1. Minutes of the April 4, 2006 Ad Hoc Condo Reform Taskforce

MOTION: Motion to approve minutes made by Frank DelVecchio; Seconded by Calvin Kohli.

VOTE: All in favor.

### 2. Action the City can take, respecting condominium conversions and existing condominiums, to identify and require upgrades – City Attorney's Office.

Discussion held. No action taken.

### 3. Report by City Attorney's Office on how to address the following recommendation:

**Amend the City's Occupational Code Provisions**—Provisions could be considered that would require condominium associations, at license renewal, to provide confirmation that all unit owners have been provided notice of all code violations in the building's common areas.

Item deferred to April 18, 2006 meeting of the Task Force.

### 4. Report on how the lien search can be modified or changed to include how the premise/unit can be used (Rocio Sullivan)—City Attorney's Office

Item deferred to April 18, 2006 meeting of the Task Force. Task Force requested Lien Search form for review at April 18, 2006 meeting.

5. **Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation- City Manager's Office.**

Discussion held. Request to continue item until the April 18, 2006 meeting.

6. **Discussion regarding TCO's for condominiums (Barbara Montero).**

Discussion held. No action taken.

**MOTION TO ADJOURN: Motion made by Calvin Kohli; Seconded by Barbara Montero.**

**VOTE: All in favor.**

# AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, April 4, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

## Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. JEAN HERMAN	1130 11 <sup>TH</sup> ST., @ 4A, M.B. FLA.	534-1953	N/A
2. ANGEL NEREZ	1840, <del>Seaside Ave.</del> #206	305-673-3023	N/A
3. JIMMY HONG	1840 Seaside Ave #206	305-673-3023	N/A
4. KENN PETERSON	1348 <del>Seaside Ave</del> #263	305-672-9158	
5. FRANK DEL VECCHIO	frankdelvecchio @ att.net	305-672-2406	
6. NINA BALIGA	nbaliga @ seivitt.org	305-672-7071	
7. JUSTO E. GAYZ	JGayer 4810 @ aoc.com	305-861-1155	
8. ADRIAN STARSHINE	4810 <del>Seaside Ave</del>		
9. MOKES Sunshine	Noise Control @ the-beach.net		
10. MICHAEL GONGORA	mgongora @ becker-pdinkoff.com	305-260-1014	
11. MARIA ELENA DEGRIN	@ BELL SOUTH.	7-367-7112	
12. Luis R. Garcia Jr	LUIS @ MIAMI BEACH FL. GOV	305-673-7105	
13. JOE FONTANA	@	305-861-0054	305-861-0659
14. Barbara Mondero	bbm @ the-beach.net	305-673-2817	
15. Calvin Kohli	CKohli @ Aol.com	305-345-6210 786-200-7100	305-947-6699
16. Andres R Villareal	AVILLAREAL @ MIAMI BEACH FC.GOV	305-673-7000 ext 551 786-306-5345	
17. Rogio Sullivan	rosullivanyc @ msn.com	(786) 210-6255	
18. Sidney Goldin	@		
19. MIRIAM KOCH	koegen @ AOL.COM	786-486-2143	
20. Marilyn Jarman	MS16 @ NTRS.COM	(305) 789-1523	(305) 789-1145



# AD HOC CONDOMINIUM REFORM TASKFORCE MEETING

Tuesday, April 4, 2006 @ 6:00 P.M.

City Manager's Large Conference Room

## Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Dolores Mejia	mejia@miamicityfl.gov	ext. 6834	ext. 7782
2. Tim Hemstreet	timhemstreet@	ext. 7010	"
3.	@		
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**Report by City Attorney's Office on how to  
address the following recommendation:**

**Amend the City's Occupational Code  
Provisions**—Provisions could be considered that  
would require condominium associations, at license  
renewal, to provide confirmation that all unit owners  
have been provided notice of all code violations in  
the building's common areas.

**(DISCUSSION ONLY)**

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# Progress report to Committee

(Materials to be submitted at meeting)

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# **Report on whether a courtesy notice can be sent to all owners when a condominium's common area receives a violation**

## **City Manager's Office**

**(DISCUSSION ONLY)**

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